

HAUNTEC

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Las Vegas, Nevada 89107
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January 29, 2007

Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

Subject: Stewart Avenue Lofts – Justification Letter for Variance to Reduce
Open Space

Dear Sir or Madam:

This letter is provided to justify a Variance for Reducing the Open Space requirement for the proposed development of 56 single-family three-story Townhomes on the vacant site located in the northeast corner of Mojave Road and Stewart Avenue. The site is currently planed P-F and will need to be categorized to a minimum of R-PD 14 to allow for the higher density of residential properties. Due to the density of residential dwellings, the developer is seeking to reduce the Open Space requirement.

Through a review process of several developer proposals, the developer's product has been selected by the City of Las Vegas as the best development type for the currently undeveloped parcel. The Urban Lofts is a unique product that is well suited for the urban environment, which offers modern ascetics and stimulates additional growth in a community. These proposed residential homes are suitable for the ±3.98 acre site and will not have a negative impact to the existing developments adjacent to the site. To develop the 56 town homes on the site the allowable residential density will need to be updated to 14 dwellings per acre. According to the City of Las Vegas Standards, the required open space is 40,249 square feet. The proposed design will provide only 11,521 square feet. The revised open space requirement will allow the developer to construct the intended project as presented to the City of Las Vegas.

Although the developer's site plan will not provide the required open space for the site, the site is surrounded by numerous public facilities. The site is bordered to the north by I-515, which is elevated well above the proposed height of the townhomes. Northeast of the property is the Desert Pines Golf Course. A Correctional facility is located east of the site, a Sport Center and Community Center are located south of the site, and a community center, Riveria Park and Hadland Park are southwest. In addition, an apartment complex is west of the site. Although the proposed site design does not provide the required open space requirement, the site is surrounded by parks and community centers.

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
04/12/07 PC

February 26, 2007

As with the previous projects by the Developer in the downtown area, the developer is willing to contribute funds to the City of Las Vegas in Lieu of providing the open space. Because the development will have a positive impact on the neighborhood, the developer wishes at this time to submit the Variance for Reduce Open Space for review by the City of Las Vegas. If you have any questions or need additional information, please contact me

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Alvin Haun', with a long horizontal flourish extending to the right.

Joe Alvin Haun, PE, MSE
HAUNTEC

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